

HISTORIC DISTRICT STUDY

South Campus Neighborhood
San José

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INTRODUCTION

This study evaluates the potential for establishment of a Historic District (or multiple districts) in the South Campus area near San José State University. It follows two previous studies in the area prepared for the City of San José by Architectural Resources Group (ARG) of San Francisco. The first of those studies was the *East Downtown Frame Historic Resources Survey* (November 2002) that included a context statement and preparation of State of California Department of Recreation DPR523 forms for properties considered to be historically significant within a larger study area that frames the university. The ARG study area (named the East Downtown Frame for the purposes of the survey) ranged from East Santa Clara Street on the north and Highway 280 on the south, with South 4th and 11th Streets being the west and east boundaries. This survey resulted in the listing of a large number of properties on the San José Historic Resources Inventory that were found to be eligible for the California Register of Historic Resources, or that qualified as local Historic Landmarks, or listing as Structures of Merit within the City of San José's historical evaluation rating system. The second study, the *University Neighborhood Character Study* (January 16, 2004) considered the architectural character of the area for other related planning purposes.

The *Historic District Study* that follows is intended to enhance previous research and evaluation to date, while providing detailed information to enable initiation of designation proceedings if the local community and the San José City Council concur with this planning initiative.

PLANNING BACKGROUND

The ARG context statement for the East Downtown Frame area indicated the potential for the establishment of a historic district within a limited area consisting of approximately four blocks containing 92 properties located to the north and west of Lowell School in the vicinity of South 6th and Reed Streets (see Figure 1, page 5). This area has a large number of late nineteenth and early twentieth century residential structures; most built originally as single-family homes. The district has a continuity of architectural style and scale and has a high level of integrity to its original neighborhood character. ARG stated: "as the neighborhood developed between 1880 and 1930, a variety of residential styles popular during those decades were employed in the neighborhood. The district contributors are residential and are predominantly Victorian-era styles, such as Queen Anne, Italianate, and Shingle, as well as the later Craftsman and Period Revival styles, especially Spanish Revival. Within this neighborhood are a large number of buildings designed by the architectural firm of Wolfe and McKenzie, San José's most prominent residential designers of the early twentieth century."

ARG stated that: “the district appears eligible for the National Register under Criterion C: *properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.*” They further stated “the district is significant under Criterion A: *resources that are associated with events that have made a significant contribution to the broad patterns of our history.* The district is associated with the early development of San José because it is part of both the Original Grid, or Survey of the City (or its first platted parcels), and it is part of a later Addition known as Reed’s Addition. Further, the district informs the pattern of development within the area; it is associated with the development of the neighborhood surrounding the Normal School. The range of architectural styles conveys the era of development within the district. Despite its proximity to the freeway and several modern intrusions, the district conveys a strong sense of time and place – an early residential neighborhood as developed in San José.” Additionally... “the buildings represent the development of the residential building type: single family residences of a variety of styles through several periods. While some of these buildings are the work of a master(s) (Wolfe & McKenzie Architects), the resources are primarily significant as a distinguishable entity whose components may lack individual distinction. The collection of buildings is important as a strong example of the type and style of residences popular in San José from the 1880s through 1930. Therefore, the period of significance for the potential district is 1880 to 1930, the decades during which most of the historic residential development occurred around Washington Square.” ARG concluded that of the 66 buildings within the potential district that appeared to be contributors, 10 appeared to be individually significant and potentially individually eligible for the National Register, California Register, or local landmark status.

While the survey provided a brief historic overview of the East Downtown Frame area, an intensive development history of the South Campus neighborhood is necessary for the city to make an informed planning decision on how to proceed with a historic district designation. Additionally, a number of designation options are available, including National, State, and/or local historic designation, and/or adoption of Conservation Area status. Each of these options has different types of criteria for establishing significance defined by the legislation that enables each process.

The South Campus area is located within the University Strong Neighborhoods Initiative (SNI) planning area, and this *Historic District Study* is being done as a part of a number of neighborhood improvement initiatives originating out of the SNI planning committee. San José’s Strong Neighborhoods Initiative includes 20 planning areas. The SNI is a partnership between the City of San José, the Redevelopment Agency, community residents, and business and property owners to improve neighborhood conditions, enhance community safety, facilitate community services and strengthen neighborhood associations. The City, the Redevelopment Agency, and the community are presently working collaboratively to achieve the future vision for each SNI area by implementing the recommended actions and priorities established in each of the SNI areas’ neighborhood improvement plans.

Excerpt from East Downtown Frame Historic Resources Survey
Survey Report Methodology & Contexts
(prepared by Architectural Resources Group, September 2002)

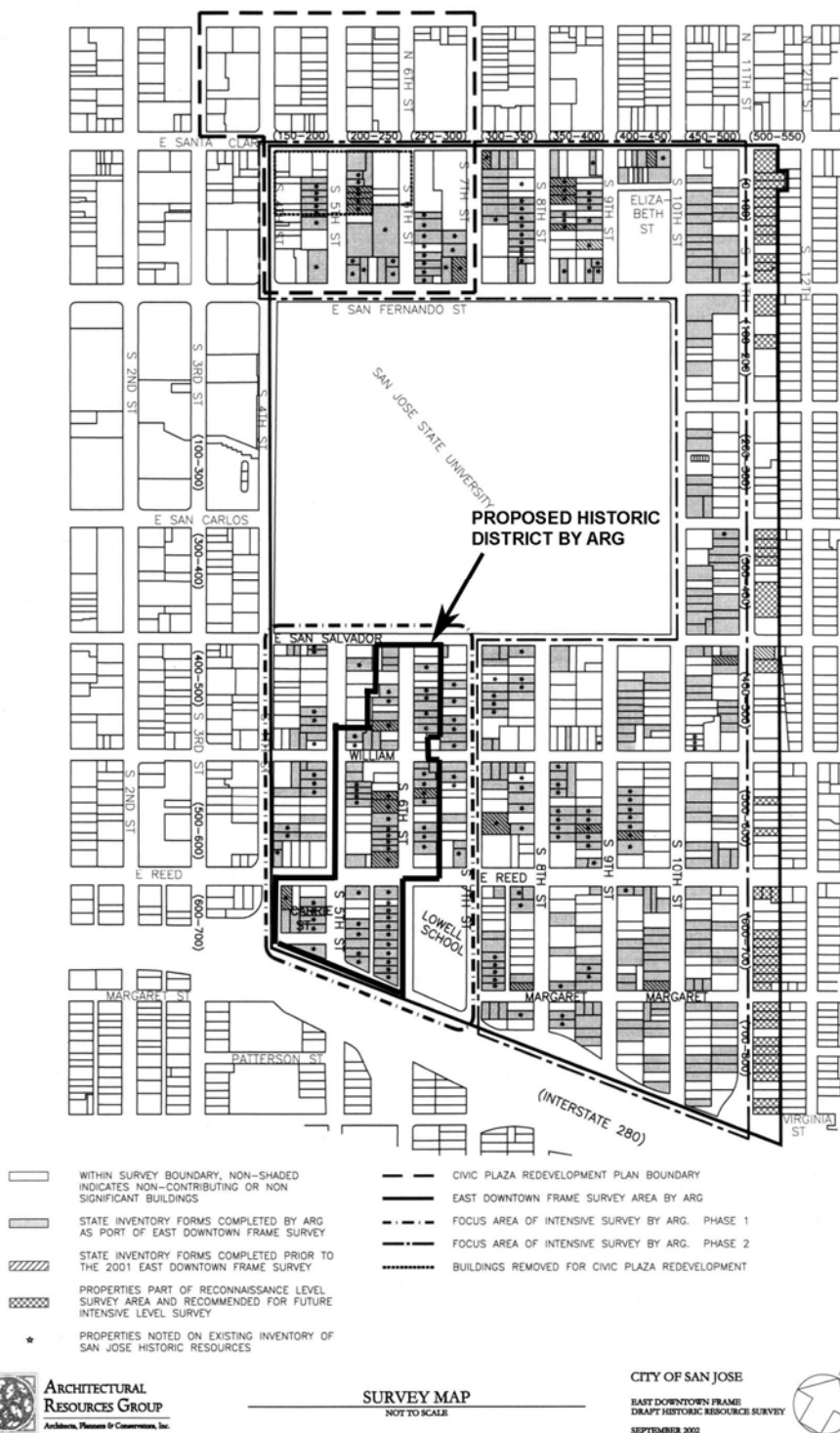


Figure 1
Note: heavy dashed lines indicate proposed historic district boundaries

The vibrant and growing downtown presents challenges to the revitalization and long-term viability of the University neighborhoods. The residents have a great deal of pride in their community, and have formed a neighborhood association to respond to these evolving challenges. The University Neighborhood Advisory Committee (NAC) has indicated an interest in pursuing historic district designation as a means of preserving the unique neighborhood character of the area. It is the intention that any future proceedings initiated towards historic district designation will originate from this neighborhood planning process.

San José has two locally designated residential historic districts: the Hensley Historic District located north of downtown, and the River Street Historic District, located on West Julian Street near the Guadalupe River. The River Street Historic District consists primarily of residential structures although many of them have been converted to commercial use. The Hensley District (with slightly different boundaries) is also listed on the National Register of Historic Places; the only such residential district in San José with this honor.

Also within San José are a number of Conservation Areas. Three of these, Naglee Park, Palm Haven, and Shasta/Hanchett (Hanchett and Hester Park), were identified in the early 1980s as Conservation Areas. In 2004, the San José City Council adopted a detailed enabling ordinance for this conservation area designation process, and in late 2004, the City Council approved designation of the Market-Almaden Conservation Area within the Market-Almaden SNI at the request of the neighborhood planning committee.

Historic Districts and Conservation Areas

Local historic districts are most often created to prevent unregulated and insensitive changes to definable areas that possess an historical continuity of time, place, and pattern of development. In the recent past, since adoption of the 1966 National Historic Preservation Act (NHPA), the National Register of Historic Places has been the principal vehicle for the creation of historic districts in America. The U. S. Department of the Interior has established criteria for determining the significance of historic properties, based on the ability of a building or site, or of structures, districts, or objects to convey the quality of significance in American history, architecture, archeology, engineering, and culture. These properties must possess integrity of location, design, setting, materials, workmanship, feeling, and association, and convey an important aspect of the history of the nation. A National Register district is any area of a community that has been determined by the Keeper of the National Register to be of national historical significance based on National Register criteria. The major function of this federal process, however, is to help identify historic resources and to use this information as a federal planning tool. Within Section 106 of the NHPA, any federal undertaking must consider the effects of a project on properties that are designated as contributors to a designated or eligible National Register district. Properties so designated are also eligible for certain federal tax credits, and in California, listing on the National Register also by definition defines properties as part of the California Register of Historical Resources.

A local historic district is similar to a National Register district in that local districts also identify historically and architecturally significant buildings, but this recognition can be based on locally developed, rather than nationally established criteria and policies. Local significance, attitudes, and contemporary events affect what a community views as important. Because the National Register criteria ordinarily discourages designation of cemeteries, relocated buildings, reconstructed buildings, commemorative properties, or buildings less than 50 years old, National Register listing often might not meet the locally developed goals and policies. Local designation can be tailored to specific community needs. Local designation also can provide greater protection for local resources as is the goal under the City of San José Historic Preservation Ordinance. Through locally implemented design review processes, changes to historic resources can be regulated in a sympathetic way to protect and reinforce the historic character of the district.

The establishment of local historic districts can also follow the thematic format developed for multiple property submissions to the National Register. Individual properties are evaluated for historical significance by comparing them with resources that share similar physical characteristics and historical associations. As a management tool, the thematic approach can furnish essential information for historic preservation planning because properties can then be evaluated on a comparative basis within a given geographical area. Properties that share a common association with a broad unifying theme, trend or pattern of an area's history can then be included as a part of a thematic context, and preservation priorities within the development review process can then be based on historical significance. Thematic overlays only consider the individual properties that are consistent with the established historic context.

In addition to designated historic districts, many cities throughout the nation such as the City of San José have designated historic residential neighborhoods as Conservation Areas. This planning land use tool has been used in order to preserve and enhance neighborhood character in places that have a cohesive or distinctive character. Use of this approach to historic district designation is often of value when the targeted area might not technically merit consideration as an historic district or in some cases when area residents do not support historic district designation. Conservation areas are defined by a particular period of design or architectural style, rather than through a thematic context. Significance is derived from a grouping of structures viewed as a whole rather than from the importance of an individual building. The historic significance of these areas reflects development patterns of growth in the city. The areas are specifically defined in terms of their physical boundaries rather than by their historical development, although properties may be historic as well.

San José Policy Framework

The City of San José has adopted goals meant to promote a greater sense of historic awareness and community identity and to enhance the quality of urban living through preservation of historically and archaeologically significant structures, sites, districts and artifacts. San José 2020 General Plan goals and policies on cultural resources include a specific Policy #4 pertaining to historic districts:

Areas with a concentration of historically and/or architecturally significant sites or structures should be considered for preservation through the creation of Historic Preservation Districts.

This mechanism for implementation of the historic district policy is defined within the City's ordinance on historical preservation within Chapter 13.48 of the Municipal Code. Conservation Areas, which are listed and defined within the City's Historic Resources Inventory, are "established to provide a designation tool to recognize as well as to preserve and enhance the character of qualifying neighborhoods" according to the ordinance, as amended April 6, 2004.

In year 2000, the City Council adopted an ordinance amending the Zoning Code to include discretionary review of certain single-family house permits. These permits are required for residential remodeling and new construction when maximum height or floor area ratios are exceeded, or when the property is listed on the Historic Resources Inventory, or in a Historic Conservation Area, but not a designated City Landmark or located in a City Landmark District.

Study Area Boundaries

The western edge of the East Downtown Frame area generally represents the boundary between San José's downtown commercial district and the remaining residential area of the Third Ward north of Interstate 280. San José's four Wards is an urban planning reference from the 19th century that refers to the four quadrants of the city centered at First and Santa Clara Streets. The Southern Pacific Railroad line that ran down 4th Street from 1869 to 1935 created a boundary that has been used in recent times in describing the dividing line between the Downtown Core, and the East Downtown Frame. From South 4th Street, the East Downtown Frame area divides into three zones with the following boundaries:

North Campus: East Santa Clara Street, the eastern side of South 11th and San Fernando Streets

Fraternity and Sorority Row: Both sides of South 10th and 11th Streets between East San Fernando and East William Streets

South Campus: The northern boundary is the edge of the San José State University campus at East San Salvador Street. That boundary shifted from East San Carlos Street during a

campus expansion period after World War II. The eastern edge is the east side of South 11th Street - the mid-block dividing line where the single-family zoning district of Naglee Park and the related residential areas south to Interstate 280 begin. The southern edge is Interstate 280, a boundary created in the 1960s when the construction of the freeway split the residential area of the Third War in two.

The specific area of this *Historic District Study* is the South Campus residential neighborhood (see Figure 2 below), an area that has a high concentration of late nineteenth and early twentieth century residential structures. Within this neighborhood is the smaller neighborhood near Lowell School, which has retained a very high level of integrity to its period of development around 1900. The smaller area was recommended within the ARG study of 2002 for further study as a historic district (see Figure 1, page 5).



Figure 2
Properties within the South Campus study area

Enhanced Map from City of San José Planning Services Division (not to scale)

SUMMARY STATEMENT OF HISTORICAL SIGNIFICANCE

The East Downtown Frame area developed as a single-family residential area between the late 1860s and the early 1910s. Industrial uses had also occurred during the early years of development in this area, but those uses were removed as the area became predominately residential towards the end of the nineteenth century. The combination of construction of the railroad line down 4th Street, construction of the Reed Street School (later to be called Lowell School), and the opening of the San José Normal School campus in 1872, serves as the beginning of a period of residential development that continued for about half a century. The area was built-out by the early 1920s, the last phase being small apartment houses. The neighborhood shares its development pattern with some of the older neighborhoods in downtown San José, especially the Hensley Historic District. The neighborhood borders the present campus of San José State University. The Normal School's low enrollment between 1871 and 1921 did not have a noticeable student housing impact on the residential neighborhoods that surrounded it, and neighborhood development remained relatively stable until the mid-1930s. After the Normal School became a state college in 1935, the neighborhoods of the East Downtown Frame area began to increasingly serve as a area devoted to student housing, first as large existing single-family residences were converted to boarding houses and, between 1948 and 1965, as existing houses were demolished to make way for private dormitories, fraternity and sorority houses, and apartment houses, all serving a student population. The distinctive character of the South Campus neighborhood in the last half a century is its link to San José State University as a student housing area. Within this campus neighborhood is an area around Lowell School that continues to retain an earlier sense of time and place reflective of residential development within the original city limits between 1870 and 1935.

HISTORICAL BACKGROUND AND SETTING

Early Settlement

The subject properties north of Reed Street are within a subdivision of land that began to be developed in 1847, following San José's early downtown surveys by William Campbell and Chester Lyman. Adjacent to the easterly bounds of what was once the Pueblo de San José de Guadalupe, they are a part of what was once the larger area considered to be a part of the public lands of the Pueblo. The Pueblo was originally established in November of 1777, when Spanish colonists from España Nueva (New Spain) settled north of present day downtown San José, in the vicinity of what is now Hobson and San Pedro Streets. This location was subject to frequent flooding, and the *pueblo* was relocated in the late 1780s or early 1790s about one mile south, centered at what is now the intersection of Santa Clara and Market streets.

The *pueblo* was the first civil settlement established by the Spanish in Alta California (Upper California). Its primary function was to supplement the crops grown within the Franciscan mission system and to support the Spanish military garrisons at Monterey and San Francisco. During the Colonial Period, as well as during the era that Mexico had jurisdiction over the region (1821–1846) the lands east of the *pueblo*, known as the *ejidos*, were used for cattle grazing. The study area is within the historic *ejidos*. During American territorial control prior to the 1848 concession of California by Mexico in the Treaty of Guadalupe Hidalgo, residents in San José began to plan the future city based on the traditional grid pattern found throughout the West. By 1848, the grid had been formally established as we know it now, based on the work of William Campbell and Chester Lyman, and is known as the area of the Original Survey. It extended from Market Street to Eighth Street, and from what is now called Julian Street on the north to Reed Street on the south. The completion of these surveys paved the way for future development, traffic flow, land speculation and expansion.

Early urban development in the eastern portions of downtown San José within the Original Survey occurred to about Fifth Street. On the east side of Seventh Street, to the north of the study area, a mill and brewery called Vineyard Mill were established in late 1854 by Gordon Cottrell, located on the site of an artesian well that produced the necessary water for these industries. Adolph Pfister was proprietor from 1858 until about 1883. By 1887 it had completely converted to a distillery under the operation of Paul Burns. Residential development around the mill and distillery by 1869 was sporadic, and by 1875 there appears to have been a number of small cottages in the vicinity that may have been associated with the facility.

South of Reed Street was Pueblo Tract No. 1 that was not a part of the Original Survey. The first attempt to subdivide this large area that extended to the Eastern foothills was the Hutton Survey in the summer of 1847, shortly after the May adoption of the Campbell Survey by the *junta* (San José's first transitional government after Mexican rule). The Hutton Survey was later contested and ruled invalid by the courts. Historical information

related to the eventual disposition of Pueblo Lands remains somewhat obscured, but by 1865, the City of San José through the Commission of the Funded Debt had cleared title to much of the early disposal of public lands through re-granting of deeds. By 1849 James Frazier Reed Sr. had claimed as his homestead much of the area south of Reed Street between Market Street and the Coyote Creek. In 1849 he hired civil engineer Norman Bestor to survey his lands. The east-west streets were named, with one exception, for Reed family members: Margaret (named for Reed's wife Margret), Virginia, Martha, Bestor, and Keyes. The exception, of course, was Bestor. A part of Reeds lands south of Margaret were exempted from subdivision as house lots and was called Reeds Reservation. When the larger area was annexed to the city, it became known as Reeds Addition.

Reed had arrived in California in late fall 1846, journeying ahead of the Donner Party which subsequently became stranded in the Sierras a month later. He first arrived in Santa Clara, conscripted into the military activities during the Mexican War in January 1847, but was able to return to the Sierras by February as a part of the Second Relief effort. It appears that the Reed family settled temporarily in Santa Clara that year, although James F. Reed was participating in early municipal activities in San José by November. It is not clear when the Reed family moved to San José, but by 1853 he had homesteaded an adobe house within his Reservation at the intersection of Fourth and Margaret Streets.

Reed developed his land slowly. His wife Margret died in 1861, and by the time of Reed's death in 1874, large estate homes had begun to appear within the Addition west of Third Street, while clusters of smaller dwellings had begun to appear east of Seventh Street. In 1869, Reeds Addition had been bisected by the railroad alignment of the Santa Clara & Pajaro Valley Railroad that ran down Fourth Street adjacent to his adobe house, with construction starting in early 1868. In 1870, the City of San José acquired the southern 12 lots of Block 32 of Reeds addition to build the Reed Street School (now the site of Lowell School).

Establishment of the State Normal School

A state normal school, a teacher training institution, began its operations in rented space in San Francisco in 1857. San José was chosen as the permanent site of the school in 1869 because it offered a more appropriate setting for the boarding of young women than the large commercial city of San Francisco. Washington Square was selected as the site. Its 27 acres were reserved in the original survey as a public park, but it had acquired only a few park-like improvements before 1870. Since January 1857, the Washington Square School, a fairly primitive two-room schoolhouse, had been in session at the southwest corner of the square. The school was abandoned and burned in 1871, having been replaced by the Reed Street School (now the site of Lowell School) at South 7th and East Reed Streets in 1870. The first Normal School building, designed by prominent local architect Theodore Lenzen, was ready for occupancy in 1872; during the 1871 school year, classes were held in local grammar schools.

The newly arrived railroad guaranteed that students could reach San José from all parts of the state. A railroad line connecting San Francisco and San José opened in 1864, and another line to Niles connected San José to the 1869 opening of the transcontinental railroad. Each of the two rail lines continued south, one to Los Gatos, the other to Gilroy. The San Francisco & San José railroad requested permission to stop the trains in front of the planned normal building on 4th Street. By the 1880s, two streetcar lines originating in Santa Clara would serve the Third Ward: San Jose Railroad Company ran a line that ran from downtown along Reed to 7th Street, terminating at Keyes Street. The San Jose & Santa Clara County Railroad's Santa Clara Street line turned onto South 10th Street, also terminating at Keyes.

Washington Square, originally bounded by East San Fernando, East San Carlos, South 4th, and South 7th Streets, provided much more land than the Normal School initially required. The San Fernando Street side of campus became home to public educational uses late in the 19th century. In 1898, San José High School moved to the corner of East San Fernando and South 7th Streets, and the San José Carnegie Library opened at the corner of South 4th and East San Fernando Streets in 1903.

Student Housing Options in the Normal School Period (1871-1921)

The Normal School initially intended to establish a boarding house on Washington Square, with sufficient grounds to keep cows and raise fruit and vegetables. These plans did not materialize and students were boarded with private families. The 1870-1871 catalogue stated, "Good boarding can be obtained at from \$5.00 to \$7.00 per week. Rooms for self-boarding can be obtained at reasonable rates."

When the Normal School opened in 1871, the minimum age for admission was age 16, and the majority of the students were young women. At this time, it would have been unheard of for a young woman to live un-chaperoned in a boarding house. The excellent rail and streetcar connections to campus allowed many students to commute from their homes throughout the Santa Clara Valley, the Peninsula, and the East Bay. Families living too far away for their daughters to commute either moved their entire household to San José for the duration of their children's training or boarded their daughters with local families. The Normal School had an approved housing policy dating back to 1879, in which all students not living with parents or guardians were required to live at houses approved by the school administration. These boarders had to submit semi-monthly conduct reports signed by their householders.

The housing status of 123 of the June 1910 Normal School graduates was determined from city directories and the 1910 census. The graduating class was 96% female and 85% were between the ages of 19 and 23. Fifty graduates lived with their families in San José; 50 commuted from their family home outside San José city limits; 7 boarded with a classmate's family; 12 boarded with an unrelated family; and 4 lived in a boarding house. (An additional 86 students graduated in that class; they all hailed from towns outside Santa Clara County. Even though their housing status could not be determined, they

probably boarded in San José.) A typical boarding arrangement was for one or two young women to live with a married couple and their children, if any.

During the Normal School period, the Campus neighborhood was not a student housing area. Families with children attending the Normal School could be found throughout the city. Student boarders were not any more likely to live in the neighborhood than elsewhere in the city or surrounding communities. For example, in 1910 there were only 10 households in the South Campus neighborhood.

San José State College Housing in the Interwar Period (1921–1945)

Through the 1920s and 1930s, the college followed a steady path from a teacher training institution to a degree-granting institution with national accreditation. This route increased the value of an education in San José and greatly increased enrollment over those twenty years. In 1921, a number of statewide education reforms culminated in the creation of the State Department of Education and the conversion of the state normal schools to teachers colleges. The curriculum began to shift from a two-year to a four-year program granting the B.A. degree. In 1920, the normal school enrolled 400 students. By the fall of 1922, enrollment had jumped to 925 students. By the fall of 1930, enrollment topped 1900 students, and the college was offering degrees in library science and in commerce.

As the non-teaching curricula expanded, a movement began to drop the word “teachers” from the college name and to allow students to earn a degree without taking education courses. In June 1935, the state legislature authorized the conversion of teachers colleges to State colleges. That fall, San José State College’s enrollment was 2763, and in 1940 reached a pre-war peak of 4053. In November 1942 the Association of American Universities accredited the college.

During the 1930s, the campus became more crowded. Starting in 1934, a move was afoot to regain the land granted to the City of San José for its library and high school on the East San Fernando Street side of campus. In 1936, the San José City Council sold the library to the state, which used it as a student union until it was demolished in the late 1950s to make way for Wahlquist Library. The people of San José defeated a number of bond issues in the 1930s for the construction of a new high school, which thwarted the acquisition of that site.

The state legislature did not provide funding for dormitories, and as the student population increased, local boarding options were inadequate. Private charitable organizations stepped up to fill the need for student dormitories during the interwar period. The YWCA building at South 2nd and East San Antonio Streets (now demolished) was dedicated May 14, 1916; in 1922, an addition to the building provided a residence for nearly 100 young women. It was followed in 1925 by construction of the Catholic Women’s Center at the corner of South 5th and East San Fernando Streets; it accommodated 63 women. A review of the 1930 census however shows few student lodgers in the South Campus area.

Between 1935 and 1940, several cooperative houses opened, all sponsored by service organizations or churches. They were experiments in low-cost accommodations, where students kept living expenses at a minimum by sharing the chores of cooking, cleaning, and laundry. The first to open was the Mary George House in 1935, where 10 women shared the house at 146 South 10th St. It was sponsored by the YWCA, which opened a second 20-student coop, the Mary Post House, at 438 South 9th St. (now demolished) in 1937. The YMCA followed the women organization's lead and opened Eckert Hall for 35 men at the former John Auzerais house at 343 East Reed St. (now demolished). Spartan Hall, a coop for Spartan athletes, opened in 1940 at South 8th and East Reed Streets (since moved to 485 East Reed Street). Grace Hall, at 65 South 9th St. (now demolished), opened in 1940. (One last coop opened in the post-war period: Presbyterian Hall, which once stood at 117 N 5th St., housed 51 women tenants. Sponsored by First Presbyterian Church, it was not restricted to Presbyterians.)

By 1938, crowding in student housing was becoming increasingly serious, as the population had doubled in the previous 10 years. The following year, the college began a probe to investigate bad sanitation, inadequate heating, high rents, and poor furnishings.

The housing shortage was temporarily eased during World War II. Enrollment decreased because of the draft and national defense employment. By 1942, 2960 students were enrolled, which dwindled to 1583 the following year. Spartan Hall was closed in 1943 for lack of male student athletes on campus.

San José State College Housing in the Post-War Expansion Period (1946–1972)

With its achievement of national accreditation in 1942, San José State College could look forward to a flood of new students after the end of the war. San José State's president Thomas W. MacQuarrie quickly petitioned the state legislature for \$1.25 million to acquire the San José High School site on East San Fernando Street and property east to South 10th Street and south to East San Carlos Street (six city blocks). Only \$300,000 was approved in 1943. The first set of properties were purchased in August 1944, and by the spring of 1945, 34 properties had been acquired, and the legislature granted an additional \$700,000 to purchase 35 additional properties and the San José High and Technical Schools. The college did not require sellers to vacate their properties immediately because the expansion program could not be carried out until wartime restrictions on building construction were lifted. As properties were vacated, the college rented out the houses to individuals who would board students to help relieve the housing shortage. By 1950, the college was ready to start building; the houses were sold off to private individuals on the condition that they be demolished or moved within a few months' time.

California state college presidents requested and were refused state funding for dormitory construction several times during the late 1940s and early 1950s. San José State College used two stopgap measures to provide student housing. The first was initiated in 1945 when the college took out a five-year lease on the Pratt Home, a large residence at 1195 South 1st St. that since 1889 had been a home for the elderly. The college converted

the building to Pratt Hall, a dormitory for 80 women, a housemother, and a cook. The college did not renew its lease and discontinued using Pratt Hall at the end of the 1950–1951 academic year. In 1946, the college created Spartan Village when the Federal Public Housing Authority moved 100 temporary wartime apartment units to an area west of Spartan Stadium, to be used by student veterans and their families.

For all of its other student housing needs, San José State College appealed to the people of San José to provide approved student housing. Each fall, the newspapers would carry a request from the Deans of Men and Women for homeowners to open their extra rooms to students. The appeal in December 1946 was particularly urgent, reporting that some male students were commuting from as far away as Watsonville and Livermore and 103 female students were living in nurses quarters at San Jose Hospital, Santa Clara County Hospital, and O'Connor Hospital.

As enrollment increased, however, the college began to request that more areas near campus be rezoned to accommodate boarding houses and apartments. Zoning had been introduced in San José in 1929. By that time, most of the lots in the areas around San José Teachers College were improved, and since little new building took place during the Depression and World War II, zoning had little effect within the neighborhoods in the vicinity of the college until after 1945: Naglee Park was zoned for single-family residential (R-1); most of Reeds Addition (blocks south of Reed) were zoned for two-family residential (R-2); 8th to 11th Streets were zoned (R-3) and 4th to 7th Streets adjacent the college were zoned (R-4), both multi-family residential districts.

Portion of 1929 San José Zoning Map (dotted areas single-family, angled lines areas two-family, grayed areas apartments, dark areas commercial, hatched areas mixed industrial/apartments)



The 1929 zoning had set a policy direction for the long-term transformation of the residential areas in the downtown frame. Suburban growth in the 1920s enabled by the automobile resulted in most new single-family housing construction taking place outside the original city limits. The aging housing stock in the downtown frame was not appealing to young families seeking a new house with modern amenities. The adoption of the zoning code and the City's first land use map clarified the City's intent to replace the old housing stock with high-density development in the old residential areas. The areas surrounding Washington Square as well as portions of Goosetown (Washington neighborhood) between South Market and Almaden Streets, the area west of downtown between The

Alameda and Auzerai Street, and the Hensley area were targeted for redevelopment with three to six-story apartment buildings.

Other existing inner city low-density residential areas were zoned for duplex use, facilitating densification of these older large-lot neighborhoods with the addition of second units. Construction of duplex units did not begin to occur in earnest until after World War II, and even then only with many of the remaining vacant lots developed. Demolition of existing single-family housing stock was rare.

The only area that later experienced a change in zoning were the 00 blocks of Naglee Park, that had all been up-zoned to R-2 by 1953. In 1946, the Dean of Men at San José State requested that the 00 blocks of Naglee Park be rezoned from R-2 to R-3. Eighty area residents signed a petition protesting the rezoning, stating they had no objection to providing rooms for students, but feared that rezoning would allow hospitals, museums, hotels, and rest homes. To accommodate the Naglee Park petitioners, Ordinance 3220, effective 6/24/1946, excluded these uses from R-3 and R-4. However, since boarding houses were covered under the definition of “hotel,” they were then excluded from R-3 and R-4 districts. In the spring of 1948, the City Council corrected this problem and issued new zoning regulations that would allow boarding houses around San José State. The first permit for a boarding house under these new regulations was issued to Louis DiBari on July 13, 1948, who made a \$20,000 addition to an existing two-story residence at 373 East San Fernando Street; the new boarding house accommodated 31 women.

Two new types of multiple-occupant residences began appearing in the Campus Frame neighborhood after World War II: fraternity and sorority houses and privately run dormitories. National accreditation in 1942 paved the way for national fraternities and sororities to come to campus after the war. (Six local fraternities and sororities had been established on campus before 1942). The first national sorority to build a house on campus was Delta Gamma, which commissioned a two-story \$50,000 “modern California house” at 360 East Reed St. in the summer of 1948, designed by an innovative modern designer Donnell Jaekle. Over time, new fraternity and sorority house construction would cluster along 10th and 11th Streets. These buildings were often designed by some of the leading young local architects of the period, including Jaekle, Hollis Logue, and Higgins & Root. Approved by college authorities, privately run dormitories provided large dining rooms and group study areas. These boarding houses were often known by names that suggested a dormitory (e.g., Sunset Hall, Grant Hall, Cordelia Hall, Lynwood Hall).

While apartment and boarding houses were constructed steadily after 1948, their numbers boomed starting in 1958. The reasons appear multi-fold:

Much land was being held in private speculation in the areas around campus, in anticipation of eventual state funds for new land acquisition. In 1956, the state legislature finally approved funds to acquire 50 parcels of land bounded by 7th and 10th Streets between San Carlos and San Salvador Streets for dormitory construction. Once the location of the new dormitories was known, land outside that acquisition area could be

developed without fear of being bought by the state. In addition, this would be the last chance to build private dormitories to compete with the campus dorms.

By the late 1950s, San José State was gaining a national reputation as a party school, and the college tightened its approved housing policy to increase oversight of students in privately run housing. These changes made much of the converted single-family boarding houses inadequate to meet the new regulations, spurring on their demolition and replacement with new construction. In 1960, all students under age 21 were required to live in approved student housing, and that housing required a single entrance common to all students. The college set down strict rules on how student housing was to be run. One large landlord, Ken Gordon described to the *San Jose Mercury* how he dealt with the new situation. He promptly revamped seven apartment houses to provide college-approved student housing. A quintessential privately run dormitory that conformed to 1960s approved housing standards was the four-student dormitory at 525 South 9th St., built for \$300,000 in 1960. With a capacity of 120 students, the dormitory featured double rooms, four bathrooms on each floor, three independent study halls with facilities for typing and group study, and a 120-seat dining room. Owner Glen A. Skillrud reported to the *San Jose Mercury* "Parents were to be interviewed to select students whose primary aim is an education, not social activities."

Zoning regulations also encouraged building in the area around San José State College. On January 12, 1959, Ordinance 6846 provided for the R-3-F zone, the only zone where "fraternities, sororities, dormitories and boarding houses occupied exclusively (except for administrators thereof) by students attending college or other educational organizations." Its boundaries on the 1967 zoning map were 8th–11th Streets from East Reed to East San Salvador Streets, plus Fraternity and Sorority Row. The remainder of the Campus Frame neighborhood retained its R-4 zoning; however, some variances must have been made, since student housing was also built in these areas after 1959.

New multiple-unit construction virtually ceased in the area around San José State after 1965. Again, several factors were involved. (1) Complaints from students forced the college to relax its approved housing policy and allow students to live in apartments farther from campus. (2) A new campus master plan began drawing older, frequently commuting students who would not live in dormitories close to campus. (3) New regulations governing off-street parking spaces for new construction made building dense, multi-unit housing impractical. Where the first off-street parking regulation in 1949 called for one parking space for every three beds in a boarding house, dormitory, fraternity, or sorority, Ordinance 1255, effective May 2, 1965, called for one space for every two beds.

The construction of Interstate 280 in the late 1960s further depleted the housing stock immediately to the south of the Campus neighborhood. Almost a city block of houses were removed from the area approaching East Reed Street near the South 4th Street on-ramp and curving south to East Virginia Street at the South 11th Street on-ramp. Demolition occurred between 1966 and 1968 and freeway construction was completed by 1972. Introduction of one-way couplets, feeding these freeway entrances increased traffic

and speed on these streets, decreasing their desirability as a residential neighborhood and killing off the block party atmosphere that had prevailed on South 10th and 11th Streets on Fraternity and Sorority Row.

By 1965, vacancy rates at apartment houses near San José State approached 50 percent, and owners were beginning to speak of converting their buildings to other uses. However, two years later, after making improvements to their accommodations and with student enrollment peaking with the Post War Baby Boom, more students desired to live near campus. This time, the severe student housing shortage was not to be alleviated by new construction. By 1968, high interest rates and construction costs had halted new housing construction throughout the city.

Joe West Hall, San José State College's first coed dormitory, opened in 1968, and private dormitory owners soon followed suit. The first private dormitory converted to coeducational use was at 525 South 9th Street, described earlier. This move kept private dormitories near campus popular for a period of time, but by the early 1970s, students preferred living outside of campus. During Governor Reagan's administration in the late 1960s, his policies decentralized state mental institutions and created outpatient and group home settings within many of the state's inner cities. Landlords found their new tenants by providing residential mental health facilities and meeting the demands for transitional housing for the influx of new residents as San José grew exponentially during the 1970s and later.

The San José State Campus Frame neighborhood remains today as a diverse mix of 19th century single-family residences, residences converted to boarding houses, 1920s apartment buildings, and post-World War II multiple-unit residences initially constructed for student housing. The boundaries continue to be very well defined within the greater downtown area as the Campus Frame residential neighborhood. The physical character of the neighborhood has remained largely unchanged for the past forty years. It now has an important historic association with the recent evolution of San José State University.

RESIDENTIAL DEVELOPMENT

General Residential Development Patterns

Residential building methods evolved quickly during the early boom period of the Gold Rush. Residents unwilling to adapt to the earlier adobe brick construction techniques used in the pueblo purchased wood house kits from the East Coast. Early sawmills established by William Campbell and Zachariah Jones in the Santa Cruz Mountains were soon able to eliminate this reliance on outside sources for building materials, and coastal redwoods became the raw material for most residential building construction in San José for the next half century. During the early years of the twentieth century, concerns about

preservation of the remaining old growth coastal redwoods redirected the timber industry to Douglas fir as the principal construction material in house building.

Housing growth during this early American period in San José was aided with an expansion of mills in the foothills and new production equipment that allowed for faster, larger, and less labor-intensive milling techniques. By the late 1860s, construction of small clapboard houses, of both stud-wall and board-wall framing systems, lost favor as larger lumber and wider boards became available. Channel rustic siding was the preferred cladding of choice for residential construction from the mid-1860s to the late 1880s, and is found on the earliest houses in the South Campus area. While some builders continued to use board-wall framing systems into the 1870s, balloon framing was prevalent throughout the 1880s until gradually replaced by the modern platform framing methods that began to appear as the Queen Anne style of the Victorian era became more robust locally in the late 1880s and early 1890s.

Residential construction slowed briefly near the turn of the twentieth century, although during this period a number of large modern residences were built that began to introduce the Colonial Revival style to the area. The budding Arts and Crafts movement found proponents among vernacular house builders with the new Craftsman house, but on equal footing during this period was the evolution and development of the neo-classical cottage, a unique building type recognized by Tuscan porch columns and false-beveled teardrop siding. Commercial development during the early years of the twentieth century was also rapid, and many of the older houses in the inner core area were moved to the downtown frame to make way for commercial and industrial development, filling gaps in the urban fabric to meet emerging housing needs.

San José in 1950 bore a much greater resemblance to the San José of 1900 than to the city we live in today. New industrial jobs in the post-World War II economy attracted many new residents to San José: between 1950 and 1975, the population increased from 95,000 to over 500,000 and the area of the city grew from 17 square miles to over 120 square miles. During the 1960s and 1970s, San José was one of the fastest growing cities in the nation, with residential subdivisions and commercial and industrial centers replacing orchards. Residential development in the post-war period was typically of low density, single-family detached housing. The central portions of the city had developed over the previous 100 years, starting with California statehood in 1850. Between 1850 and 1950 most traces of the earlier Spanish-Mexican city had been obliterated; however, while the rest of San José expanded after 1950, the central city core remained largely intact, leaving a good record of the first century of development of American San José within the greater frame area of the downtown.

Residential Development in the Normal School Period (1871-1920)

Limited residential development occurred in the South Campus area east of 5th Street prior to the late 1880s. South 5th Street south of East William Street best retains examples of early residences. At least as early as 1870, Miss Ann Charles owned the north half of the block. She lived with her sister and brother-in-law, Elizabeth and Frank Nicholson, and

their daughters, Anne and Genevieve. Frank Nicholson ran a grocery business downtown. The Nicholson-Charles house was near the current address of 540 S. 5th St. Also since around 1870, a large Italianate residence has graced the northwest corner of 6th and Reed streets (593 S. 6th St.), the home of Robert Hutchinson, a cattle dealer. Carpenter Proctor Wells purchased the northeast corner of 5th and Reed Streets in 1867, and one of his houses still remains (a ca. 1888 house at 590 S. 5th St.) The Ann Charles half of the lot was developed starting in the late 1880s. Niece Anne Nicholson replaced the family's earlier house with the Wolfe & McKenzie designed house at 540 S. 5th St. in 1900.

Some entire blocks were owned by a single individual and were held for later real estate speculation such as the block south of East William Street between South Fifth and Sixth Streets. In 1870, the entire block was owned by the estate of James F. Reed Sr. By 1888, it had been acquired in its entirety by Catherine Dunne, who empowered her son-in-law, realtor J. E. Rucker, to subdivide the block and offer it for sale in January 1889 as Tract Attention. Mrs. Dunne, a member of the Murphy family who had acquired large tracts of land in the Morgan Hill area, lived with her daughter and son-in-law at 418 S. 3rd St. Only a single house had been built in the tract by the time of the 1891 Sanborn, but by 1901, most of the lots had received residential improvements. Other similar tracts in the South Campus area were the Paul O. Burns Wine tract (Block 5 Range 8 South), subdivided in 1894 on the site of the Paul O. Burns distillery, and the F. C. Bethell subdivision (Block 5 Range 10 South) subdivided in January 1891.

The appearance of architect Frank D. Wolfe in the South Campus area in 1892 is evidence that the neighborhood was ripe for middle-class residential development. The hallmark of Wolfe's residential architecture career was his building a home for himself of his own design in a new residential subdivision. That design would set the tone for development in much of the rest of the tract, with Wolfe receiving many commissions from his neighbors. The F. C. Bethell subdivision was Frank Wolfe's first residential showcase, where six houses of Wolfe's design were built between 1892 and 1899. Three of those houses Wolfe built were first used as his own residence: 506 S. 9th St. (1892, no longer extant), 548 S. 9th St. (1894, still standing), and 539 S. 10th St. (1894, no longer extant). In 1896, his brother Lynn built and sold a house on speculation at 553 S. 10th St. (no longer extant) that was very similar in design to 539 S. 10th St. Malissa Staples commissioned Frank Wolfe to design two houses for her that still stand at 572 and 580 S. 9th St. (built in 1897 and 1899, respectively).

A 25-year-old Frank D. Wolfe arrived in San José from Kansas in 1888. Just married the previous year to Nellie Crockett, they brought with them their infant son Carl. Frank's parents, Jeremiah and Susan, and his younger brother and sisters, Ernest Linwood "Lynn," Cora, and Edith, relocated to San José at the same time. Generations of Wolfe men were trained as carpenters, and Jeremiah, Frank, and Lynn arrived in San José at the height of a building boom. With a talent for drawing and an eye for design, Frank emerged as the architect of the family. Little is known about Frank's architectural training: he worked for architect W. L. Ross during the mid-1880s, when the Wolfe family lived briefly in Newton, Kansas. At first Frank worked as a carpenter along with his father Jeremiah and brother Lynn, but by 1892 he had established his own architectural office.

Soon he developed a relationship with Joseph O. McKee (1831–1907), one of San José's veteran architects of the time. McKee had been practicing for twenty years when he retired in 1894. Frank Wolfe moved into McKee's office and apparently took over his practice.

In the fall of 1895, the *San Jose Mercury* published a list of recently constructed buildings in the Santa Clara Valley, citing that low lumber and millwork prices were spurring on a new boom in construction. The newspaper reported that the "Third Ward seems to have received a lion's share of the new residences within the city limits, and many handsome structures have been and are being added to that district, several of them in the southeast portion, which has until recent years been thinly settled." This was the South Campus neighborhood. Besides Wolfe's house on 10th Street, the 1895 article mentions that Wolfe designed the following residences in the South Campus that year: the J. B. Danforth house at 355 E. Reed St. (since moved to 485 E. Reed St.), the Alfred Friant house at 601 S. 5th St. (still standing), and the Harrenstein house at the corner of 10th and William Streets (since moved to South 12th Street).

On February 18, 1897, Frank and Nellie Wolfe purchased a lot in the 600 block of South 6th Street from Mary A. Tennant Gardner, another member of the pioneer Murphy family. They built the first house on this side of the block, at 643 S. 6th St. In this case, the undeveloped area was not formally subdivided, but was sold off piecemeal by Mrs. Gardner. Between 1899 and 1906, Frank Wolfe had a hand in designing every house on this block, although by this time his reputation had grown so much that he received commissions based on his own reputation, without having to be financially involved with the sale of the lot. He did, however, sell one additional lot on the block, to builder A. Hastings in 1904, who built the house at 655 S. 6th St. The house was reported to be of Hastings' design, but it is greatly influenced by the style of the rest of the Wolfe-designed houses on the block.

In February 1903, Frank Wolfe purchased a lot in the Naglee Park subdivision opened in the spring of 1902, which was just to the east of the San Jose Normal School campus. Along with his partner Charles S. McKenzie, he had already been involved in the design of some of the first houses in the tract. He built his own house at 43 S. 14th St and lived there through much of the early years of Naglee Park's history. Wolfe moved in 1907 and built the first house in a new tract on Bird Avenue in Willow Glen. He would remain in this neighborhood until his death in 1926, and was intimately connected with the development of several tracts in this immediate area, especially the Palm Haven subdivision, opened in 1913.

The South Campus area continued to see new residential development proceed through about 1910. Not only had many of the lots been developed, but fashionable middle-class neighborhoods began developing in Hanchett Park and in Palm Haven, limiting the appeal of the South Campus area. When a building boom returned to San José in the early 1920s, almost all new construction was multi-family housing, presaging the 1929 establishment of the first zoning overlay of the area as an area tagged for future multi-family development.

HISTORIC DISTRICT ANALYSIS

The properties along South 6th Street and portions of South 5th Street were identified by ARG in 2002 as potentially eligible for listing on the National Register of Historic Places as a district (see Figure 1), having the integrity and visual sense of a historic place. Although there are some properties within the proposed district area that do not contribute to the historic fabric of the neighborhood, the historic district area as a whole possesses integrity of location, design, setting, materials, workmanship, feeling, and association. The proposed district area's streetscapes of primarily wood-frame, single-family houses, the area's similarity of scale and setbacks that, along with mature landscaping, provide a cohesive setting for the houses, and the relatively consistent use of exterior finishes, convey a clear historical association with the early development of the South Campus neighborhood, from about 1870 to 1935.

A number of properties within the greater study area (Figure 2) are associated with this historic period and pattern of development, but modern infill has reduced the historic integrity of the expanded setting, making the inclusion of additional properties within this potential historic district problematic. Beyond the recommended potential historic district area, only about half of the properties are historically connected to the pre-1935 residential neighborhood, and the individual level of integrity of many of these early structures no longer provides visual association to the period of significance, as the properties within the potential historic district do.

The proposed City Landmark Historic District (CLHD) is recognizable in the present as an aesthetically pleasing concentration of historic residential architecture, physically surrounded by boundaries defined by changes in neighborhood development. This potential district, larger than the area considered by ARG in 2002, has a sense of historical continuity within the public consciousness (see Figure 3, page 27).

Within the larger South Campus neighborhood, but outside the proposed CLHD, are individual structures that are thematically linked to the primary period of development of the neighborhood detailed near South 6th and Reed Streets. These structures, built during the late nineteenth and early twentieth century, have historic value and significance to the community due to their fine craftsmanship, and represent a unique interpretation of the transitional period from late Victorian era designs to the new Arts and Crafts Movement, exemplified by the firm of Wolfe & McKenzie during this period of urban expansion. Although these properties lie within residential blocks where substantial levels of post-1935, particularly modern-day, residential construction has occurred, these earlier buildings continue to provide important supporting clues to the more cohesive potential South Campus historic district. They also impart important character that could be used in the future design of buildings in the area. As indicated in the ARG *Character Analysis*, it is recommended that new development in the area should occur over time in a sympathetic way to these earlier structures.

Additionally, the larger area of the East Downtown Frame area, particularly in the South Campus area is also historically significant for its association with the evolution of San Jose State College after 1935 and the transition of this area into a student housing area. Many post World War II structures are unique modernist apartment buildings that have only recently begun to be appreciated for their architectural character.

The South Campus neighborhood is distinguishable as a place within the larger context of downtown San José, and is easily recognized by the distinctive residential architecture built prior to 1935, but also by much of the early modern multi-family residential architecture built after World War II as San Jose State College evolved as a major regional institution of higher learning.

Planning Options

1. The San José City Council and/or local neighborhood citizens can consider nomination of the highly identifiable district in the vicinity of South 6th and Reed Streets to the National Register of Historic Places (See Figure 3). At least 50% of the property owners must concur in this process, and final determination on designation rests with the Keeper of the National Register within the National Park Service. The nomination procedure would require the development of a final detailed historic context for this sub-neighborhood, consistent with National Park standards. This district would have a narrow period of significance, with resources ranging from the early 1890s to about 1910, the period when the area developed with large single-family houses associated with the period when the architectural firm of Wolfe & McKenzie were was in the area. This small sub-area is distinctive for its architecture, and beyond the boundaries noted on Figure 3 are other resources within the South Campus neighborhood that associated with this period of development and therefore are thematically linked to the potential district. Should a South Campus National Register Historic District be created, all of the contributing properties within the district would be listed on the San José Historic Resources Inventory (as most are now within this area). Local land development review procedures would not be changed from that which exists at present.
2. The San José City Council and/or local neighborhood citizens can consider nomination of a San José City Landmark Historic District in the South Campus area (see Figure 3). A nomination with supporting documentation including preparation of (or amendments to) historical property records (State form DPR523) for each property would need to be prepared. The recommended area is larger than the possible National Register District. It includes properties surrounding the intersection of South 5th and William Streets, both sides of South 7th Street from north of the intersection with William Street to Highway 280, portions of Margaret Street from South 7th to near South 9th Streets, and both sides of South 6th Street between East San Salvador and East William Streets. The period of significance for this area is 1870-1935, a range of years when the neighborhood was separated from the downtown by the railroad right-of-way down 4th Street, had a secondary association with the Normal School ,and was served by the Reed Street/Lowell School. This area is best identified as the Lowell Neighborhood historic district.

Should a South Campus Historic District be designated by the San José City Council, all of the properties within the district would be listed on the City of San José Historic Resources Inventory as located in a City Landmark Historic District. Exterior alterations to any single-family structure in the City Landmark Historic District would require a Historic Preservation (HP) permit or permit adjustment in conformance to the guidelines "Your Old House: Guide for Preserving San José Homes". HP permit applications are reviewed by the Historic Landmarks Commission, and the permits are issued by the Director of Planning, Building, and Code Enforcement. Single Family House permits are not required as review takes place through the HP Permit process.

3. The San José City Council and/or local neighborhood citizens can also consider nomination of all or portions of the South Campus area as a Conservation Area. The boundaries of this area can coincide with the discussed potential City Landmark Historic District, or can be expanded to include a larger range of property types that include buildings constructed after 1935 that are associated with the early expansion years of San Jose State College. A "Statement of Neighborhood Character" would need to be developed, which would provide residential design goals that provide development and design guidelines oriented towards the unique character of the area of the South Campus neighborhood to be included. All properties within the boundaries of the defined conservation area would be subject to design review under this process. Individually historic properties significant at the City Landmark or California Register level would still require evaluation and environmental clearance at the development permit stage. Should the South Campus Conservation Area be established, all of the properties within the area will be listed on the City of San José Historic Resources Inventory. Exterior changes to any single-family structure in the Conservation Area that trigger a building permit would require a Single Family House Permit in conformance to the guidelines "Your Old House: Guide for Preserving San José Homes". The majority of Single Family House Permits are administrative, reviewed by staff at a reduced fee for historic houses. Applications that exceed floor area ratios and height limitations, or that do not conform to the guidelines would be subject to a Category 2 Single Family House Permit that includes a Public Hearing. The Conservation Area designation would not, by itself, create the need for additional permits for other types of development projects, including commercial and other non-single family residential projects. However, new development projects or exterior modifications to structures within or adjacent to the proposed Conservation Area would be reviewed by staff as part of the applicable permitting process as well as for compatibility with the goals of the Conservation Area.

STATEMENT OF SIGNIFICANCE

The South Campus neighborhood in the vicinity of South 5th through South 7th Streets is an intact representation of San José's historic residential neighborhood development from about 1870-1935, the approximate time when the railroad divided this area from downtown. In 1870 the city began its elementary school program, reorienting the neighborhood focus to Reed Street School. It is significant for:

- its representation of a comprehensive pattern of historic development within the downtown frame area;
- its association with residential development during the period 1870-1935; and
- its embodiment, within the boundaries of the neighborhood, of architectural styles and vernacular building types that represent the breadth of design of the period.

The identified potential South Campus City Landmark or National Register Historic District as places present a unique and distinct experience of the visual aspects of neighborhood life in a community for most of the historic period, extending from 1870 to 1935. The district in the vicinity of Lowell School maintains a high level of physical integrity to its evolution at the beginning of the 20th century. Although there have been a number of post 1935 structures inserted into the neighborhood fabric as property owners continue to build in the area, most of these buildings have not had an intrusive impact on the historic fabric.

The larger area of the East Downtown Frame area, particularly in the South Campus area is also historically significant for its association with the evolution of San Jose State College after 1935 and the transition of this area into a student housing area. Many post-1935 structures in this area, particularly those built after World War II and in the 1950s, are unique historic modernist apartment buildings that are only recently regaining respect for their architectural character.

The central landmarks of the neighborhood are the residential properties along South 6th Street south of Reed Street. These buildings were constructed about 1900, and many are associated with the architectural firm of Wolfe & McKenzie, San José's most innovative and prolific firm from this period.

With the rapid expansion of residential development to serve students at the new San Jose State College after 1935, particularly after 1948, many similar historic resources in the greater South Campus area have been lost, in concert with the larger trend in American society towards regeneration, revitalization, and densification of our urban areas during the later portions of the twentieth century. The need to serve an ever-increasing population in the South Bay Area has increased the public's awareness of the fragile nature of historic properties and the importance of a community's heritage and character. The renewed attraction and popularity of San José's downtown residential areas has grown in the last ten years, and there is a renewed focus on the identification, rehabilitation, and honoring of significant historic properties and districts.

PROPOSED DISTRICT BOUNDARIES*

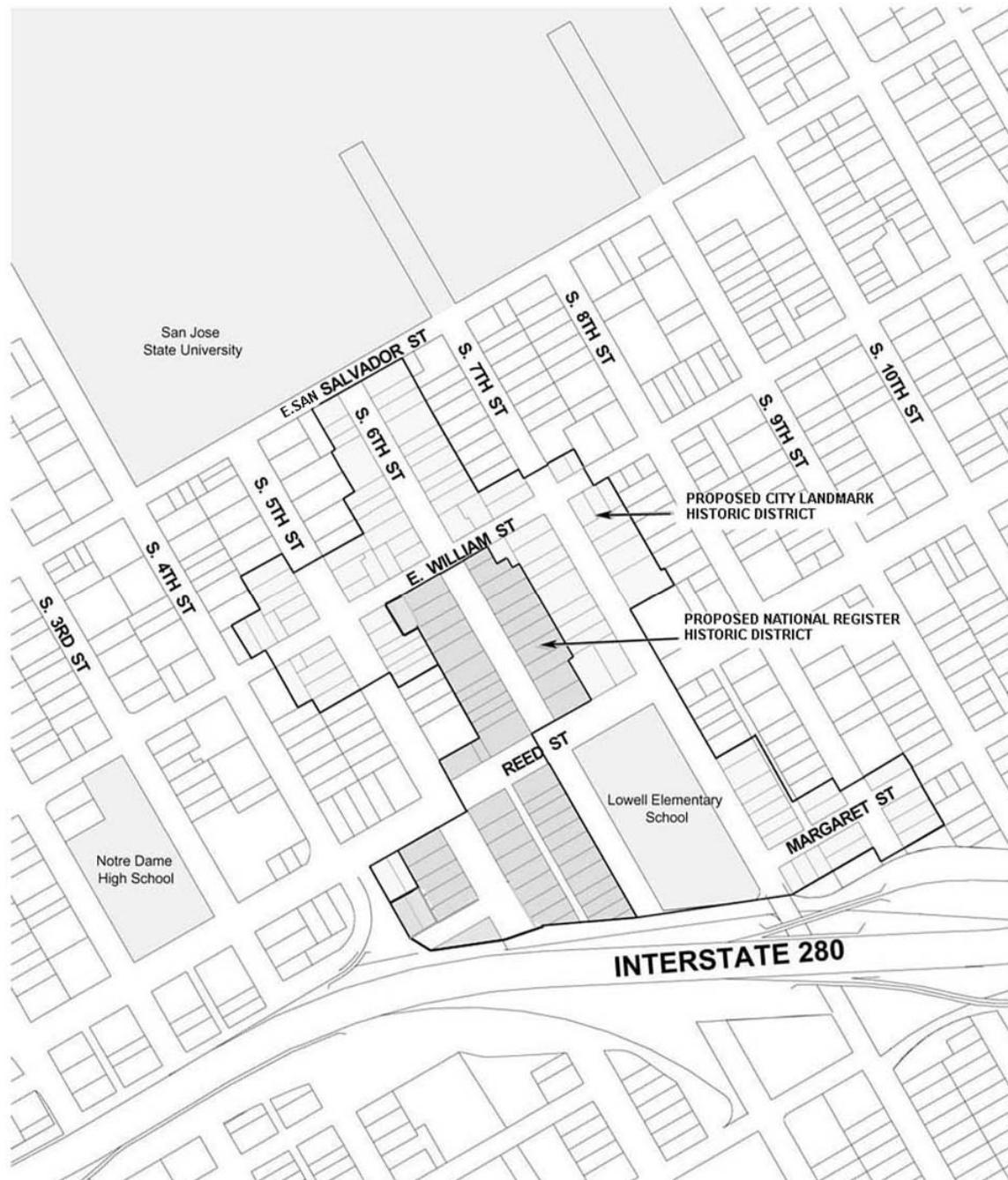


Figure 3

* Light gray and dark gray areas with outer boundaries – City Landmark Historic District
Dark gray areas within inner boundaries – National Register Historic District

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